

# DESIGN GUIDELINES - RIVER BANK RISE, MAYLANDS POLICY



Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	Planning Manager
Affected Business Unit/s	Planning Services

## PURPOSE:

To ensure that the development of nil setbacks with parapet walls within the Riverbank Rise Estate, Maylands is conducted in a consistent manner, having appropriate regard for the impact on adjoining properties and the building character of the area.

## POLICY STATEMENT:

The Residential Guidelines for Riverbank Rise , Mary Street, Maylands adopted by the City of Bayswater (subject to the following amendments) are attached:

1. Site coverage to be a maximum of 60% excluding lot 730-733 which will be permitted at 70%.
2. Buildings are limited to 6m in overall height measured from the existing ground level to the upper level eaves.
3. The minimum carport/garage setback for all lots, including Lots 730-733 is 3.0 metres.
4. Restrictive Covenants being provided for all lots within the Estate covering issues that are not administered by the City such as landscaping, architectural style, building and roof materials and siting and colour of air-conditioners.
5. These guidelines have been adopted as a policy under the City of Bayswater Town Planning Scheme No 24 and as such will be given full regard by the City when assessing any application for development within Riverbank Rise.
6. The City will administer only those guidelines for which the City has responsibility pursuant to planning legislation i.e. setbacks, front fencing, site cover and car parking. Provisions for landscaping, architectural style, building and roof material are outside of the City s residential policies and are the responsibility of the developer and Estate owners.

## DEFINITIONS:

*Nil*

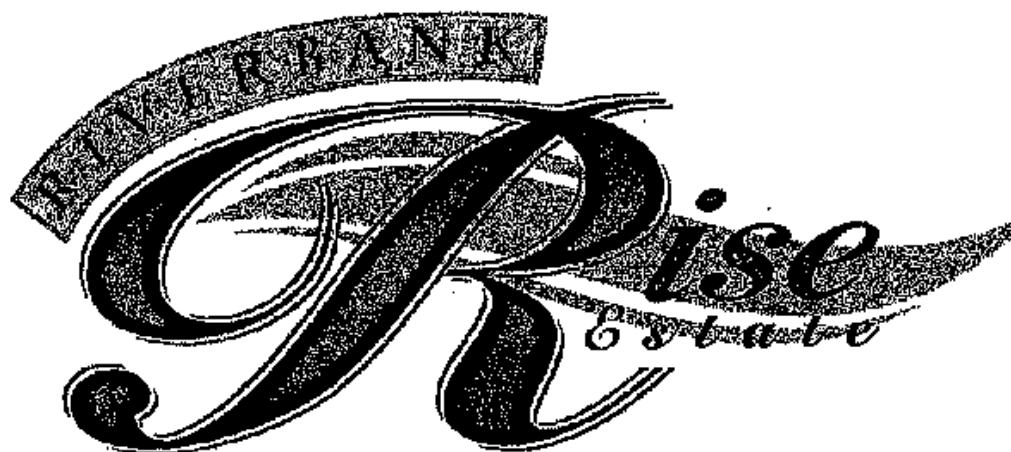
## RELATED LEGISLATION:

Clause 2.6 of Town Planning Scheme No 24

## RELATED DOCUMENTATION:

*Riverbank Rise, Maylands Design Guidelines*

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	23 March 1999
Reviewed / Modified	Date	23 November 1999
Reviewed / Modified	Date	25 January 2005



# DESIGN GUIDELINES



**AUSTRALAND**

A member of the  
D.B.S Land Group.

## Site Design Guidelines

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*These guidelines have been adopted as a policy under The City of Stirling Town Planning Scheme No. 2 as administered by the City of Bayswater and as such will be given full regard by the City when assessing any application for development within "Riverbank Rise".*

### **1.0 FOREWORD**

The Maylands Peninsula is characterised by a few original houses located on large lots which have been surrounded over two decades by medium density infill, and is encompassed by significant tracts of recreational land. Good and bad examples of the latter exist in the area, with the new emphasis on small lots beginning to create site responsive, highly liveable neighbourhoods.

The development of "Riverbank Rise" takes this neighbourhood living concept to new heights in this area. The estate offers tree lined streets, fully landscaped pedestrian accessway and a variation in lot sizes to cater to all levels of affordability.

The aim of these guidelines is to ensure that the resultant dwellings continue to build on this neighbourhood concept in a manner that provides for the lifestyle needs of the twenty first century family whilst acknowledging the heritage and significance of the locality.

### **2.0 THE SUBDIVISION**

"Riverbank Rise" consists of 45 residential lots located in a formally designed and landscaped environment. The development is bound by residential development on all sides except to the south west where it fronts Mary Street and the Maylands Golf Course. Development to the north is mostly at higher densities with the new subdivision to the east being similar in density.

#### **2.1 Area covered by the Guidelines**

These guidelines apply to all lots (701-745) within "Riverbank Rise" as shown on Figure 1. These guidelines are to be read in conjunction with the provisions of the City of Bayswater Town Planning Scheme and the City's general planning policies and the R Codes. The provisions of this guideline policy prevail to the extent of any inconsistency with the provisions of the abovementioned planning instruments.

### **3.0 PURPOSE OF THE GUIDELINES**

The development of small lot subdivisions requires specific attention to be given to the relationship between dwellings that are constructed in close proximity to each other and the relationship between the dwelling and the street. These guidelines provide a series of points when siting and designing housing within the subdivision to maximise privacy and quality of life.

Specifically the document provides development and performance standards that encourage;

- the creation of a vibrant, balanced streetscape;
- innovative and attractive design;
- a variety of housing styles to suit current and future living requirements; and

## Site Design Guidelines

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- high levels of open space provision, solar access and privacy

### 4.0 SITE PLANNING

The majority of lots within "Riverbank Rise" are between 300m<sup>2</sup> and 400m<sup>2</sup> with the average being around 335m<sup>2</sup>.

Amalgamation of lots (to form larger development sites) or subdivision of single house lots is not permitted.

All dwellings must address their primary street frontage, reduce the impact of garaging on the streetscape whilst meeting the necessary on-site parking and open space requirements of the guidelines.

### 4.1 Building Envelope

Building envelopes form an important part of the guidelines as they define the maximum size and bulk of neighbouring buildings. These two factors have a direct impact on the liveability of small lot development and at a broader level the character of the streetscape.

#### Height

- (a) Buildings are limited to 6m in overall height measured from the ground to the upper level eaves. Development beyond these limits would require advertising as per the requirements of the Town Planning Scheme.

#### Setbacks for all Lots Excluding 730-733

- (a) Ground floor development is required to have a minimum front setback of 3m with an average front setback of 4.5m from the primary street frontage.
- (b) Upper levels must be setback 4.5m with an average setback of 6m from the primary street frontage.
- (c) The rear setback for all lots is 4m.
- (d) Development on corner lots must have a minimum setback of 1.0m for non-habitable rooms and 1.5m for habitable rooms to the secondary street (long) frontage.
- (e) Side setbacks and permitted side openings shall be in accordance with the Residential Planning Codes of Western Australia (R. Codes) although variations to these requirements may be supported provided the development:
  - (f) Complies with the guidelines' solar access requirements;
  - does not impinge on the privacy of adjoining properties; and
  - does not adversely impact on the useability of adjacent areas of public or private open space.
- (g) Zero lot line development is permitted where indicated on Figure 1. See Section 4.2 for more details.

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**Note:** All structures within 12m of the front boundary are taken into account when calculating the average setback including carports and garages.

### Setbacks for Lots 730-733

- (a) Front setbacks for Lots 730 and 731 be a minimum of 2m with at least 50% of the dwelling being setback 3m. These setbacks would apply equally to both ground and upper floors subject to:
  - (i) Open double carports (visually permeable gates, wrought iron etc, are acceptable) must be setback a minimum of 2m from the front boundary.
  - (ii) Enclosed garages must be setback 3m from the primary street setback.
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- (c) Front setbacks for Lots 732 and 733 be a minimum of 3m with at least 50% of the dwelling being setback 4.5m. These setbacks would apply equally to both ground and upper floors subject to:
  - (i) Open double carports (visually permeable gates, wrought iron etc, are acceptable) must be setback a minimum of 2m from the front boundary.
  - (ii) Enclosed garages must be setback 3m from the primary street setback.
- (e) Rear setbacks are nil.
- (f) Buildings are to be set back 4m from the most northern side boundary of lot 730.
- (g) Buildings are to be set back 4m from the most northern side boundary of lot 731 except for a 2m maximum length of wall that may be set back to a minimum of 1.5m (Refer plan).

### **4.2 Solar Access and Energy Efficiency**

The majority of lots in "Riverbank Rise" orientate generally south-north, requiring careful site planning to achieve the same levels of solar access.

The house should be designed so that the most used daytime rooms are orientated to receive the maximum amount of northern winter sun whilst at the same time preserving solar access to adjoining properties.

Openings should be orientated to capture prevailing breezes and make allowance for shading in summer with such devices as awnings, verandahs, eaves or pergola.

### **4.3 Vehicles and Garaging**

The R. Codes require the provision of two car bays on each lot.

#### Setbacks

If not carefully designed, carports and garages that are located at the front of the house have the potential to have a detrimental impact on the appearance of the house and the streetscape. Therefore:

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- (a) on all lots (except 730-733), open double carports (visually permeable gates, wrought iron etc, are acceptable) must be setback a minimum of 3m from the front boundary; and
- (b) enclosed garages or carports must be setback 4.5m from the front boundary and be located within the volume of the building.
- (c) where a garage or carport is located to the side boundary on a corner block (eg. Lot 706, 709, 726, 744) a 1m minimum setback is required. Where fencing abuts a 45° truncation a minimum 1m setback is required.

Note: Carports and garages are included when calculating front setback averages.

Only one vehicle crossover is permitted per lot.

Vehicular crossovers are to be located as per Figure 1.

### 5.0 SITE CONDITIONS

The site is classified 'A' in accordance with the Australian Standard AS2870.1-1986, it is the responsibility of owners to ensure that the structural design of dwellings and associated structures including boundary, retaining and garden walls are suitable for the site conditions applicable to each lot.

#### 5.1 Site Levels

Changing lot levels by more than 0.2m from those provided on site will not be permitted.

### 6.0 BUILDING FORM

#### 6.1 Appearance

The objective of these guidelines is to encourage the development of housing that is responsive to the environment in which we live, and which reflects the character of the locality.

The incorporation of verandahs and eaves, balconies and decks, architectural devices such as finials, chimneys and decorative brick courses and appropriate window locations and projections will add immeasurably to the overall effect.

Single storey dwellings are to incorporate elements that provide a vertical emphasis. The use of gable end roofs rather than hip roofs, vertically proportioned windows, extra brick courses etc, all add to increase the apparent height of the dwelling.

#### 6.2 Site Coverage

All lots except lots 730-733 are limited to 65% building site coverage for single and double storey housing development. Lots 730-733 are limited to 70% building site coverage.

#### 6.3 Roofscape

Roofs should generally be traditional in form with symmetrical roof planes and gables being the preferred form of detailing.

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Roofs should be pitched between 25° and 45° where visible from public areas, streets and open space with shallow pitches being acceptable for verandahs and canopies, small areas of skillion and flat roofs or those hidden behind parapet roofs.

See section 10.4 for details regarding the location of roof mounted air conditioners.

### 7.0 PRIVATE OPEN SPACE

As the area available for private open space on lots of this size is minimal, it is important that its location, dimensions and relationship to the dwelling be carefully planned. The open space should:

- (a) have a minimum area of 40m<sup>2</sup> and a minimum dimension of 4m and must be located behind the front setback (except for lots 730-733);
- (b) be directly accessible from a living area;
- (c) have a north aspect for winter solar penetration;
- (d) generally be a contiguous area;
- (e) be at ground level, although a balcony or deck area may be permissible in some circumstances; and
- (f) not be enclosed but may be covered with a pergola or weatherproof canopy.

### 8.0 COLOURS AND MATERIALS

#### 8.1 Walls

Exterior walls facing the street or other public areas must utilise either traditional clay bricks, limestone blocks, rammed earth or rendered block work. Detailing in weatherboard, stone or steelwork is encouraged.

#### 8.2 Roofs

All roof types are considered appropriate except for cliblock flat metal decking, white colourbond and zircalume because of reflectivity problems.

#### 8.3 Windows

Windows should generally have a vertical proportion, particularly those facing the street and detailing of the window sills and the glass itself is encouraged. Reflective glass will not be permitted where it can be seen from public areas.

### 9.0 LANDSCAPING

#### 9.1 Front Gardens

The streets of "Riverbank Rise" are to be lined with deciduous trees creating a formal garden environment. It is therefore important that this concept extend through to the verges and front yards within the estate.

As the front yards are relatively small, cottage type gardens would be the most appropriate, utilising deciduous trees and flowering plants and shrubs to add seasonal colour and to permit sun penetration in winter.



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Within three months of completion of the dwelling the front garden and verge must be fully landscaped. (instant turf must be used (instead of runners etc.) and reticulated.

### 9.2 Recommended Plant Species

#### Trees

Betula alba (Silver Birch)  
Betula alba pend. (Weeping Silver Birch)  
Cupressus semp. (Pencil Pine)  
Delonix regia (Folindiana)  
Erythrina indica (Coral Bean)  
Fraxinus raywoodii (Claret Ash)  
Morus rubra pend. (Weeping Mulberry)  
Prunus species (Flowering peach, plum, etc.)  
Sapltum serbiferum (Chinese Tallow Tree)

#### Shrubs

<u>Sun</u>	<u>Shade</u>
Abelia grandiflora	Azalea
Agapanthus orientalis	Camelia
Buxus	Dicksonia antarica
Dietes	Gardenia sp.
Gardenia sp.	Impatiens
Hebe sp.	Fatsia japonica
Lavender	Ferns
Plumbago sp.	Hydrangea sp.
Rose bushes	Nandina sp.

#### Ground Covers / Climbers

Bedding Begonia	Hodera sp.
Bougainvillea	Hardenbergia
Erigeron	Rosemary "Blue Lagoon"
Felicia?	Wisteria sinensis

### 9.3 Street Trees

A formal street tree planting program has been undertaken and these trees are not to be moved, removed or in any way interfered with. It is the responsibility of land owners that are adjacent to street trees to maintain and water the trees.

## 10.0 OTHER CONSIDERATIONS

### 10.1 Site Services

Sewerage, water, power, telecommunications and gas will be distributed to each site via the primary street frontage.

The appropriate authorities should be contacted to identify the exact location of services. Meter boxes and the like should be integrated within the development, whether it be within the garden on a wall or the dwelling itself.

#### 10.4 Air Conditioners

Air conditioners are often noisy and it is therefore important that they be located so as to not be easily heard by neighbours. Roof mounted air conditioners should be located at the rear of the roof where they cannot be seen from the street or other public areas.

#### 10.5 TV Antennas, Satellite Dishes and Radio Masts

##### TV Antennas, Radio Masts

These facilities are very much a part of society's requirements for modern living. They can however, be an ugly element of a streetscape if not carefully located. If possible they should be located on a roof space or on rear walls or roof places.

##### Satellite Dishes

The City of Bayswater has a policy on the location and size of satellite dishes. If they are larger than 1.5m they require separate approval from Council.

#### 11.0 APPROVAL OF PLANS

Prior to submitting plans to Council owners are required to forward one set of documents, consisting of

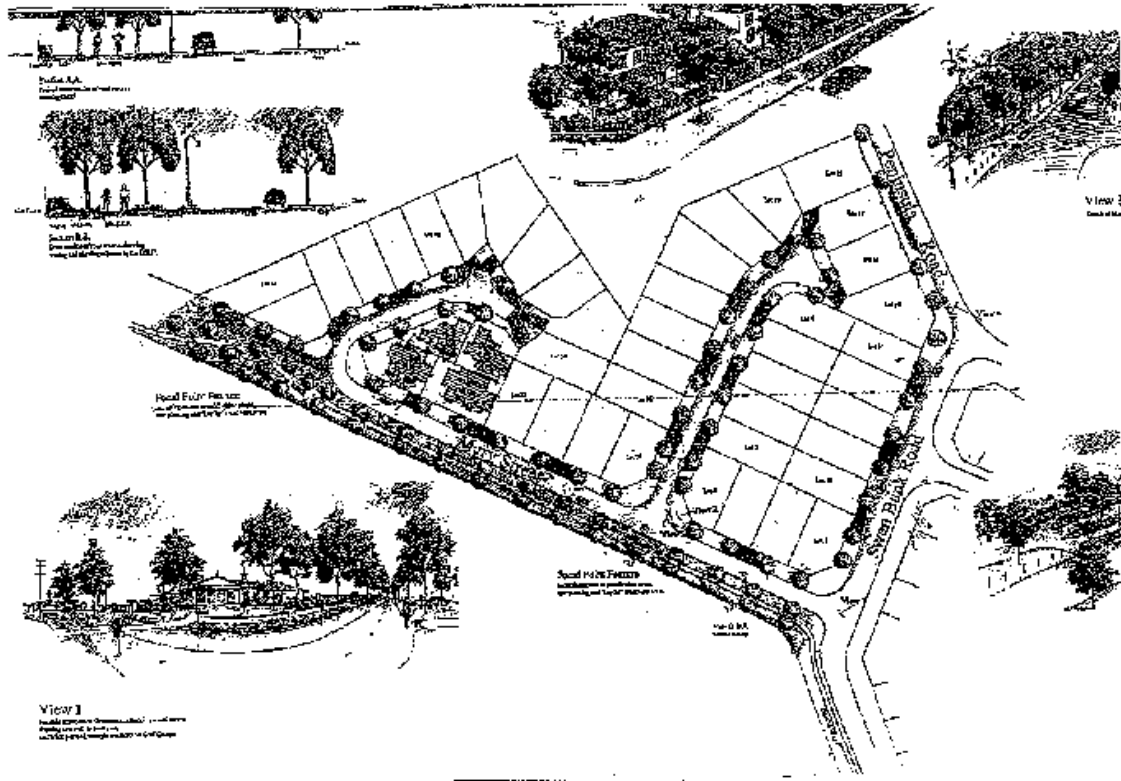
- dimensioned site and floor plans to a scale of at least 1:500 showing the dwelling, any garages or carports and the layout of and access to any car spaces; and
- elevations of any proposed building, walls or fences including details of materials of construction, finishes and external colours;

to:

Attn: Mrs Pauline Holdaway  
The Planning Group Pty Ltd  
Mezzanine Level, Central Park  
152-158 St Georges Tce  
Perth WA 6000.

The plans will be checked by The Planning Group to ensure they conform with the guidelines after which they will be returned to the owner with a letter acknowledging their conformity. These plans can then be lodged with the City of Bayswater for final development approval.

Should plans fail to comply with the guidelines in the first instance, owners will be required to pay subsequent checking fees.



## SITE DESIGN GUIDELIN

